

Title 5 Chapter 26
Town of Lake Mills Regulations of Raze Buildings & Removal of Personal Property

Demolition/Raze Buildings & Removal of Personal Property Ordinance

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5-26-1 General Provisions:

1. Title: These regulations shall officially be known, cited, and referred to as the Demolition/Raze Buildings & Remove Personal Property Ordinance of the Town of Lake Mills, Wisconsin.
2. Authority: This ordinance is enacted and adopted pursuant to Sec. 61.34(1) and 61.34(5) of the Wis. Stats. and Wis. Stats. 66.0413 (1) when a Raze Order is issued by the Town of Lake Mills Building Inspector
3. Purpose: The purpose of this ordinance is to control, regulate and monitor Voluntary Demolition and Demolition by Raze Order to promote the public health, safety, morals, property, aesthetics, and general welfare of the Town of Lake Mills. The regulations are designed to:
 - a. Promote the orderly layout and use of land;
 - b. Secure safety from fire and other threats to public safety and welfare;
 - c. Conserve and protect land, water, and air resources;
 - d. Provide adequate access to water bodies without loss or damage to shorelines;
 - e. Prevent soil erosion and sedimentation;
 - f. Protect surface and groundwater quality.
4. Intent: The intent of this ordinance is to apply to all private, public, quasi-public, institutional, and public utility properties, and all other lands, buildings, and structures within the Town of Lake Mills. No provision in this ordinance is intended to repeal, abrogate, annul, impair, or interfere with any rules, regulations, or provisions of the Jefferson County Zoning Ordinance, except, that where this ordinance imposes a greater restriction than the Jefferson County Zoning Ordinance, the provisions of this ordinance shall govern.

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40 **5-26-2 Permit Requirement:**

- 41 1. A Demolition/Raze Permit is required from the Town of Lake Mills before a building is demolished or
42 razed within the town.
- 43 a. The applicant shall provide a time schedule, site plan, soil erosion control plan, and DNRI
44 Notification Form 4500-113.
- 45 b. All building debris shall be disposed of in a licensed landfill, except for salvaged materials, and
46 hauled by a licensed waste hauler, nothing is to be buried or disposed of on private land.
- 47 c. At any time requested, the license holder and/or property owner shall provide to the Town of Lake
48 Mills or the Town's Building Inspector receipts and/or an itemized list of debris disposed of by
49 dumping or salvage. Equipment used for hauling debris shall be licensed for such use.
50

51 **5-26-3 Term for Building(s) under Raze Order pursuant to Wis. Stats. 66.0413 (1).**

- 52 1. The razing of a building shall be completed within the time prescribed in the issued Raze Order.
- 53 a. If the owner fails or refuses to comply within the time prescribed, the Lake Mills Town Board of
54 Supervisors may proceed to raze the building through any available public agency or by contract or
55 arrangement with private persons, or to secure the building and, if necessary, the property on which
56 the building is located if unfit for human habitation, occupancy or use.
57

58 **5-26-4 Inspection of Work:**

- 59 1. Work done under a Raze Order and/or Demolition/Raze Permit is subject to inspection by the Designated
60 Building Inspector and/or designated inspector who shall have the authority to order corrective work.
- 61 a. Failure to follow the orders of the Designated Building Inspector, or to complete the
62 raze/demolition in accordance with this Ordinance, shall give the Lake Mills Town Board of
63 Supervisors authority to seek restitution or pursue any other applicable legal remedy. In addition, a
64 violation of this ordinance or any part of Sec. 66.0413 of the Wisconsin Statutes, or its successor as
65 adopted by this ordinance, shall subject the violator to a forfeiture as defined in Town of Lake
66 Mills Ordinance 1-5 "General Penalty".
67

68 **5-26-5 Foundation of a Demolished/Razed Building:**

- 69 1. Whenever a building has been demolished or razed, the foundation thereof, if any, shall be removed and
70 filled with soil or an engineered fill material. Concrete/masonry materials may be crushed to a compactable
71 aggregate size and used for excavation fill.
72

73 **5-26-6 Site Grading:**

- 74 1. Whenever a building has been demolished or razed, the site shall be graded with a minimum of three inches
75 (3") of topsoil, with indigenous plantings, seed, sod, and/or mulch to cover the entire disturbed area.
- 76 a. For disturbance of one or more acres of soil, the property owner shall obtain a required WI
77 Department of Natural Resources permit(s) in compliance with Ch. NR 151.
78

79 **5-26-7 Driveway Approaches**

- 80 1. Any damage to curb and sidewalk shall be replaced at the property owner's expense. See Town of Lake
81 Mills Town Engineer for construction requirements and/or standards.
82

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83 **5-26-8 Site Safety and Security:**

- 84 1. The Demolition/Raze Permit holder shall, during the demolition/razing process, maintain the site in a safe
85 and secure condition, and shall promptly report any personal injury and property damage to the Building
86 Inspector.
87 a. The Building Inspector may require additional safety and security methods, including fencing and
88 gating, as deemed necessary to protect the site and restrict access to the public.
89

90 **5-26-9 Inspection Approvals Required:**

- 91 1. All plumbing, electrical, and HVAC work shall be done by Wisconsin registered/licensed
92 contractors. The following inspections and approvals are required:
93 a. Public Sewer abandonment by State of WI licensed plumber. (prior to commencement of the
94 demolition or razing of the structure) Approval and inspection through the City of Lake Mills
95 Sanitary District.
96 b. Septic system/holding tank abandonment by State of WI licensed plumber. (prior to
97 commencement of the demolition or razing of the structure) Inspection and approval through
98 Jefferson County Planning & Zoning commission.
99 c. Electric meter(s) and service(s) removed by State of WI licensed Electrician/Utility
100 Contractor or City of Lake Mills approved electrician if service is provided by them (prior to the
101 demolition or razing of the structure). Inspection and approval through Town of Lake Mills
102 designated Building Inspector and/or City of Lake Mills designated Building Inspector.
103 d. Foundation excavation approval and inspection prior to backfilling by Town of Lake Mills
104 designated Building Inspector.
105 e. Well abandonment (prior to covering). Approval and inspection by Wisconsin licensed
106 well/pump installer.
107 f. Final inspection and approval by Town of Lake Mills designated Building Inspector (after
108 grading, seeding and mulching, planting, and/or sodding is completed)
109

110 **5-26-10 Demolition/Raze Permit Expiration:**

- 111 1. Work shall be started within thirty (30) days of issue date or permit shall expire. Permit expires six months
112 after issue date.
113 a. The Building Inspector may at his/her discretion, extend the permit term for cause.
114 b. "Cause" shall mean the inability of the permittee to act due to circumstances beyond permittee's
115 reasonable control upon exercise of due diligence. The Razing of a Building under a Raze Order
116 shall be completed within the time prescribed in the issued Raze Order.
117

118 **5-26-11 Exemption:**

- 119 2. This Ordinance shall not apply to demolition of detached accessory buildings not greater than five hundred
120 (500) square feet.
121

122 **5-26-12 Special Assessment:**

- 123 1. The Lake Mills Town Board of Supervisors shall recover costs of enforcement under a
124 Demolition/Raze Order through special assessments to be levied and collected as a delinquent tax
125 against the real estate upon which the building is located.

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- 126 a. Such special assessment shall be a lien upon the real estate as soon as the assessment is made
127 or levied, regardless of whether such assessment or lien is recorded in the Register of Deeds
128 office.
129 b. An administrative fee shall be added to the special assessment against the benefited property.
130 Administrative Fee shall be based on the actual hours and expenses incurred by town
131 employees related to the subject property. See Town of Lake Mills Fees, Bonds and Deposit
132 Schedule for the hourly rate.
133

134 **5-26-13 Severability:**

135 Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent
136 jurisdiction, the other portions and/or sections of this ordinance shall not be affected.

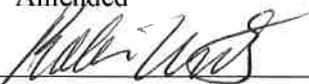
137 **5-26-14 Adoption and Amendments:**

138 This ordinance shall be in full force and effect from its date of adoption and publication as provided by law.

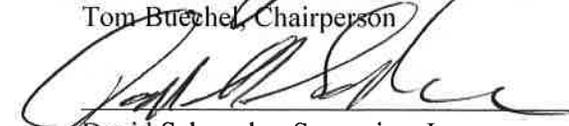
139 A. Adopted August 8, 2018
140

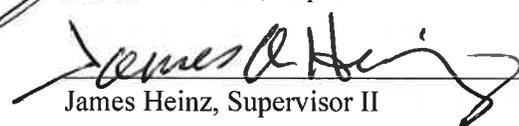
141 Adopted this 8th day of August , 2018

142 Amended

143 
144 Attest: Robin Untz, Town Clerk

145 
146 Tom Buechel, Chairperson

147 
148 David Schroeder, Supervisor I

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150 James Heinz, Supervisor II

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TOWN OF LAKE MILLS
1111 South Main Street
Lake Mills, WI
Clerk's Office (920) 648-5867

DEMOLITION/RAZE PERMIT APPLICATION

Permit Fee: See Town of Lake Mills Fees, Bonds and Deposit Schedule

1. Property Owner/Applicant Information:

Property Owner's Name: Permit Applicant's Name (if different from owner):

Street Address: Street Address:

City, State, Zip Code: City, State, Zip Code:

Phone Number/Email address: Phone Number/Email address:

2. Project Location: Gov't. Lot ____ 1/4 ____ 1/4, S ____ T ____, N, R ____ E

County: **JEFFERSON** Parcel I.D # 018-0713- ____ - ____
TOWN OF LAKE MILLS Property Address or Nearest Road:

Lot# Block# Subdivision Name or CSM #

3. Project Dates and Contractor Information:

Start date for project: Completion Date

Contractor's Name: Contractor's Address:

Contractor's Work Phone Number: _____

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4. Project Description: _____

Type of Occupancy: _____ Square foot of Project: _____

5. Compliance with Town Ordinance and Signatures:

PLEASE READ TOWN OF LAKE MILLS ORDINANCE 5-26 IN ITS ENTIRETY.

The Application Fee is non-refundable. (make checks payable to Town of Lake Mills)

AS PETITIONER, I UNDERSTAND AND WILL ABIDE BY THE REQUIREMENTS,
RESTRICTIONS, AND EXEMPTIONS SET FORTH BY THE TOWN OF LAKE MILLS
ORDINANCE 5-26 et al.

Applicant Signature _____ Date _____

.....

Office Use

Payment Info: _____ Application received by: _____

Approved _____ Denied _____

Instructions:

